

63-209  
63-210

BK 7726PG 195

TRANSFER  
TAX  
PAID

**WARRANTY DEED**  
(Joint Tenancy - Statutory Short Form)

**Jean A. Richards and William K. Richards**, whose mailing address is 7 Lafayette Street, Waterville, Maine 04901 for consideration paid, grant to **Bill Teel**, whose mailing address is 210 White Road, Bowdoinham, Maine 04008 with **Warranty Covenants**, the following described premises:

**040905**

**PARCEL ONE:**

The land in Waterville, Kennebec County, State of Maine with the buildings thereon and bounded and described as follows, to wit:

BEING lot numbered forty-three (43) according to a plan of Bacon and Seavey Lots, so-called, situated in said Waterville, Maine between the location of Maine Central Railroad Company and College Avenue, made for Frazier Gilman August 18, 1886, by Ira E. Getchell, C.E., and on file in the Kennebec Registry of Deeds and further described as follows:

BEGINNING in the southerly line of Canabas (Cannibas) Avenue seventy and three tenths (70.3) feet easterly from the intersection of said southerly line of Canabas (Cannibas) Avenue and the northeasterly line of Seavey Street; thence southerly at right angles with said southerly line of said Canabas (Cannibas) Avenue one hundred (100) feet; thence easterly and parallel with said southerly line of said Canabas (Cannibas) Avenue, sixty-six (66) feet; thence northerly at right angles with the last course one hundred (100) feet to the southerly line of Canabas (Cannibas) Avenue; thence westerly in said southerly line of Canabas (Cannibas) Avenue, sixty-six (66) feet to the point of beginning.

BEING the same premises conveyed by Anita L. Simpson to Jean A. Richards by deed dated September 29, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2511, Page 111.

Subject to a right of way by common law or by deed that may exist where my driveway now lies.

**PARCEL TWO:**

A CERTAIN LOT OR PARCEL OF LAND, commonly known as the garage lot, situate in Waterville on Canabas Avenue in said Waterville and further bounded and described as follows, to wit:

BEIGNNING at a capped rebar in the easterly line of Canabas Street, so called, said rebar marking the southwesterly corner of the herein described parcel and the northeasterly corner of the property of the Grantee, Jean Richards as recorded in Book 2511, Page 211 of the Kennebec County Registry of Deeds; thence along Richards northerly line in a 2003 magnetic bearing of South 42 degrees 00 minutes and 05 seconds East for 100.0 feet to another capped rebar in the westerly line of one Grip; thence North 48 degrees 00 minutes and 25 seconds East along Grip's land and a fence for 66.0 feet to another capped rebar at the intersection of two fences; thence continuing along Grip's land and the land of O. Bearce for 100.0 feet in a bearing of North 42 degrees West to another capped rebar in the easterly line of Canabas Street; thence South 47 degrees 59 minutes and 55 seconds West along said street for 66.0 feet to the point of beginning. This parcel contains 6600 square feet.

*D. A. H. + K. H. H.*

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BEING the same premises conveyed by Dwain B. Smith to Jean A. Richards and William K. Richards by deed dated August 26, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7597, Page 291.

Witness our hands and seals this 7<sup>th</sup> day of November, 2003

Deborah A. Douglas  
Witness

Jean A. Richards  
Jean A. Richards

Deborah A. Douglas  
Witness

William K. Richards  
William K. Richards

State of Maine  
Kennebec, ss.

November 7, 2003

Personally appeared the above named Jean A. Richards and William K. Richards and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Deborah A. Douglas  
Notary Public



DEBORAH A. DOUGLAS  
Notary Public, State of Maine  
My Commission Expires September 8, 2005

RECEIVED KENNEBEC SS.

2003 NOV 12 AM 9:00

ATTEST: [Signature]  
REGISTRAR OF DEEDS